



HUNTERS®

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4 Castle View, Sheriff Hutton, York, YO60 6SR

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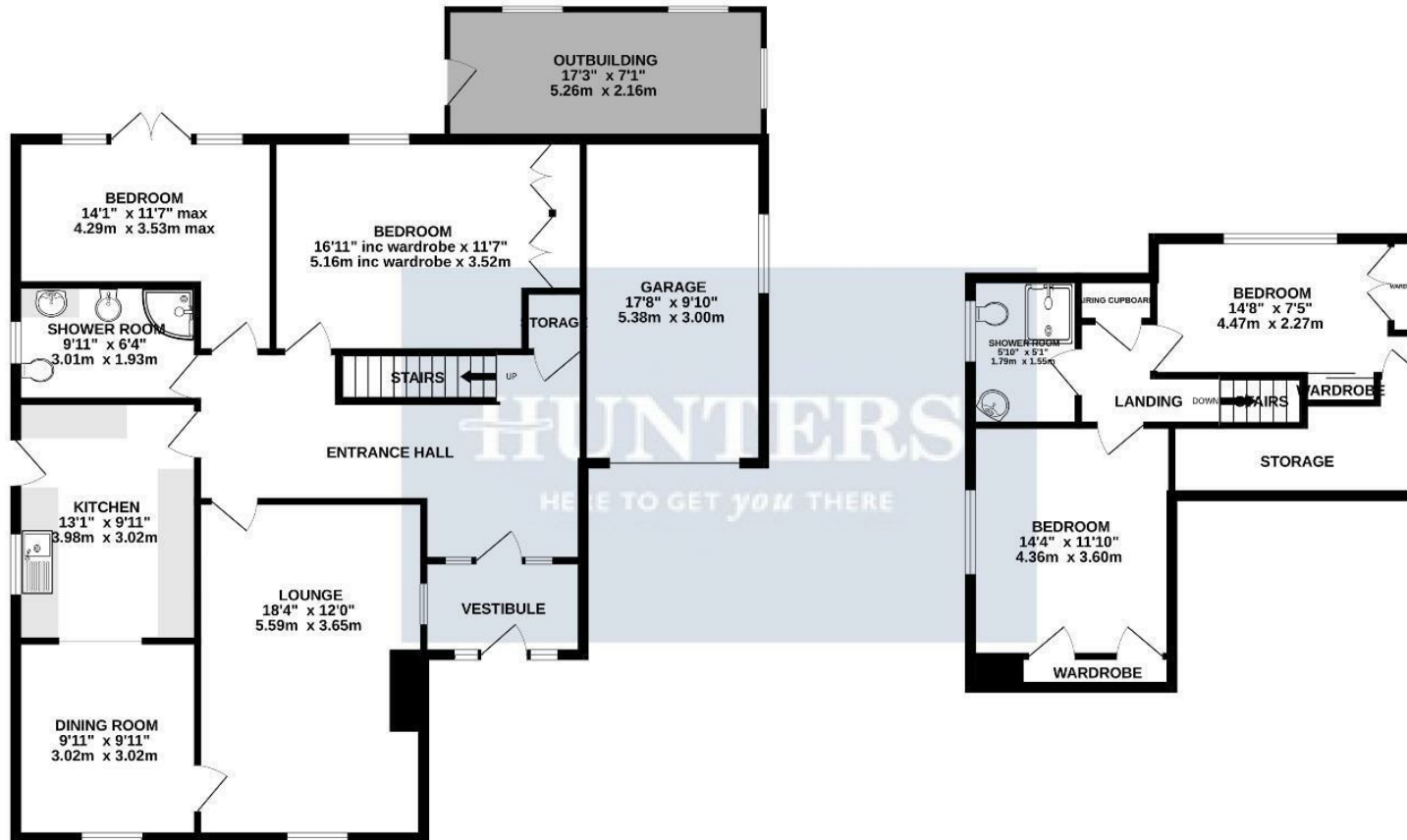
Guide Price £350,000

In need of some modernisation this four bedroom detached dormer bungalow situated in the popular village of Sheriff Hutton offers space and versatility as well as scope to make it your own. Offered with NO ONWARD CHAIN it comprises: entrance lobby, hallway, lounge, dining room, kitchen, to bedrooms and a bathroom. To the first floor are two further bedrooms and a shower room. There are gardens front and rear, a driveway and single garage with a store/workshop to the rear. EPC rating E and Council Tax Band E. A viewing is highly recommended to appreciate the scope and space this property has to offer. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
1258 sq.ft. (116.9 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1693 sq.ft. (157.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- **DETACHED**
- **TWO SHOWER ROOMS**
- **EPC RATING E**

- **DORMER BUNGALOW**
- **POPULAR VILLAGE**
- **COUNCIL TAX BAND E**

- **FOUR BEDROOMS**
- **NO ONWARD CHAIN**

ENTRANCE LOBBY/PORCH

Accessed via partly glazed Upvc front door with full length glazed panels to each side, window to side aspect, quarry tiled floor, fully glazed door to hallway

HALLWAY

Fitted cupboard, radiator, stairs to first floor, window to side aspect

LOUNGE

Stone fireplace with timber mantle, stone hearth and inset coal effect gas fire, radiator

KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer stainless steel sink unit, electric cooker, plumbing for washing machine, radiator, stable door to side aspect, archway to dining room

DINING ROOM

Window to front aspect, radiator

BEDROOM ONE

Fitted wardrobes, window to rear aspect, radiator

BEDROOM TWO

Fully glazed double doors to rear garden, radiator

SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, bidet, low flush wc, radiator, opaque window

FIRST FLOOR LANDING

Airing cupboard, loft access point

BEDROOM THREE

Fitted wardrobes, window to side aspect, radiator

BEDROOM FOUR

Window to rear aspect, walk in storage area, radiator, fitted wardrobes

SHOWER ROOM

Walk in shower cubicle with electric shower, vanity unit with inset wash basin, low flush wc, opaque window, electric wall heater

OUTSIDE

To the front of the property the garden is laid mainly to lawn with borders of shrubs and plants. There is pedestrian access down both sides of the property to leading to the rear garden. This again is laid mainly to lawn with borders of bushes and shrubs. There is a paved patio area and a garden shed.

OUTBUILDING

To the rear of the garage is a brick built outbuilding which is accessed from the rear garden. It has power and light laid on and has a work surface with inset sink.

GARAGE

A block paved driveway with ample room for off street parking leads to a single garage with electric door. It also has power and light laid on.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









